



30 Kensey Road, Mickleover, Derby, DE3 0AB

£235,000

This impressive semi-detached house, situated in a peaceful and green location, offers an ideal living space for families with three bedrooms, a private garden, modern amenities, and convenient access to parks and city life.

Summary Description

For sale is an impressive semi-detached house in a peaceful, green location. This property is in good condition and offers an ideal living space for families. With its unique features such as parking and a private garden, this home ensures all the comforts and conveniences for modern living.

The property boasts three well-presented bedrooms: two spacious doubles and a single. The master bedroom comes with an en-suite for added convenience. All bedrooms exude a warm and homely feel, perfect for relaxation after a long day.

The house offers one well-appointed bathroom featuring a three-piece suite. The clean and modern design of the bathroom provides a tranquil space for your daily routines.

The well-equipped kitchen is another highlight of the property. It offers ample dining space for family meals and provides direct access to the garden, making it perfect for summer barbecues or a peaceful morning coffee.

The reception room serves as a warm and inviting lounge, perfect for family gatherings or simply unwinding in the evenings.

The property is nestled amongst green spaces with parks nearby and various walking and cycling routes, offering a perfect balance of city living and the great outdoors.

In summary, this property provides a charming and comfortable home with a warm sense of community, only moments from the heart of the city. With its great condition and sought-after location, this house is a remarkable opportunity to secure a family home in a serene and green setting.

Entrance Hallway

Central heating radiator, door leading to the living room and stairs to the first floor.

WC

Low level wc, wash hand basin.

Lounge

16'1" x 11'9" (4.90m x 3.58m)



Spacious, central heating radiator, uPVC double glazed window to the front and side elevation. Door leading to the kitchen.

Kitchen/Diner

15' x 10'4" (4.57m x 3.15m)



Fitted kitchen comprising stainless steel sink set in a base unit, further base, wall and drawer units, gas hob, fitted oven, laminate flooring, French doors leading to the spacious garden.

Bedroom One

13'1" x 8'6" (3.99m x 2.59m)



Central heating radiator, uPVC double glazed window to the front elevation, door leading to the en suite.

En Suite

En Suite wet room, partial complementary tiling, low level wc. wash hand basin, central heating radiator, wood effect flooring.

Bedroom Two

10'3" x 8'5" (3.12m x 2.57m)



Central heating radiator, uPVC double glazed window to the rear elevation.

Bedroom Three

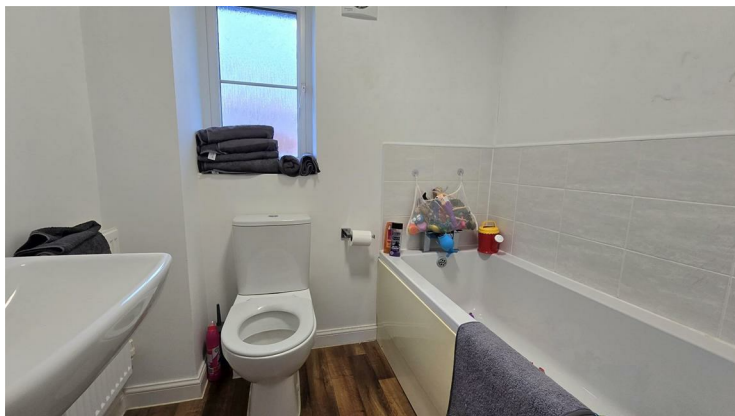
8'1" x 6'2" (2.46m x 1.88m)



Central heating radiator, uPVC double glazed window to the front elevation.

Bathroom

6'5" x 5'4" (1.96m x 1.63m)



Low level wc, wash hand basin, bath with partial complementary tiling, central heating radiator, uPVC double glazed window to the rear elevation, wood effect flooring.

OUTSIDE

Front

There is a small, well planted garden to the front of the property. To the side you will find a long driveway with adequate parking for multiple cars in tandem.

Rear



To the rear you will find a well proportioned garden which is in the main laid to lawn.

Material Information

Material Information:
Electricity supply - mains
Water supply - mains
Sewerage - mains
Heating - gas
Broadband - superfast fibre
Mobile signal/coverage - good inside and out
Parking - driveway

Information that may or may not need to be established, depending on whether the property is affected or impacted by the issue in question.

Building safety - no
Restrictions - no
Rights and easements - no
Flood risk - no
Coastal erosion risk - no
Planning permission - no
Accessibility/adaptations - no
Coalfield or mining area - no

Disclaimer 03/2021

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.

Buying to Let?

Guide achievable rent price: £1200pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scoffield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

Location / what3words

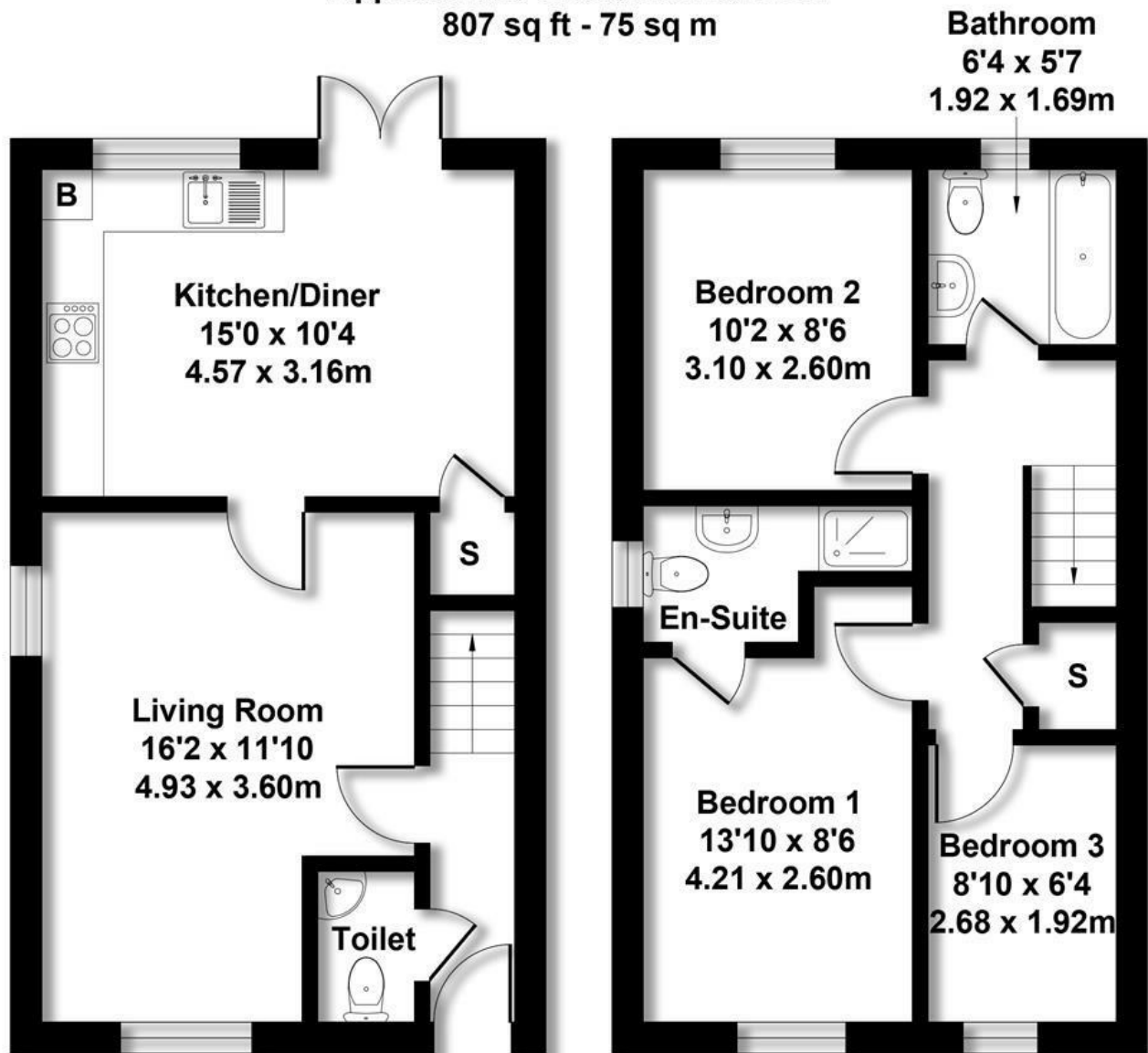
what3words ///belong.crass.shades



Sales: 01283 777100
Lettings: 01332 511000
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30 Kensey Road

Approximate Gross Internal Area
807 sq ft - 75 sq m

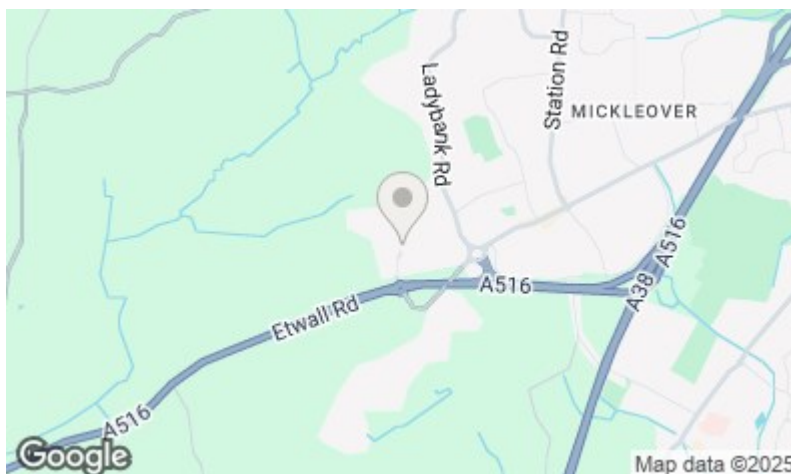


GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

SCOFFIELD
STONE
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		84	
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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